

A PROGRAM FOR IMPLEMENTING

... our Plan is necessary for the simple reason that a Land Development Plan is not an operational document; it is a policy statement. Our Plan itself does not regulate development; it is simply an official statement of the manner in which the people of our County would like their County to develop. Actual implementation of our Plan requires the development and execution of a package of inducements and controls designed to constrain development to the desired pattern. Such a package would necessarily include:

1. adoption of a zoning ordinance, with the zoning map based upon our Plan map, to prevent the detrimental encroachment of one type of land use upon another, and to preserve for future development those areas of our County best suited for the various types of land use;
2. adoption of subdivision regulations to provide quality control in residential development;
3. provision for administration of the zoning ordinance and subdivision regulations;
4. formation of a Beaufort County Economic Development Commission to seek to locate desirable commercial and industrial firms in the proposed industrial sites and to encourage the formation of private development agencies to provide the necessary preliminary site improvements; and
5. authorization for the Beaufort County Planning Board to serve as the coordinating agent for the various development oriented public and quasi-public activities.

Once this package has been put together, our County officials will be in a position to begin work on a series of basic operational priorities:

- Priority 1. Lobby as actively as possible for construction of the bridge REGARDLESS OF ITS ULTIMATE SPECIFIC LOCATION. As you can see on the map, all sections of our County can expect to benefit from the bridge no matter where in our County it crosses the Pamlico River.
- Priority 2. Three efforts need to be undertaken simultaneously at this stage: a) encourage purchase of land for a State Park in the Bath Creek area; b) seek to interest a private commercial entertainment firm in developing the potential of the Black-beard lore in the Bath Creek area; and c) act to have the State Highway Commission give attention to improving the proposed NC 32-NC 306 north-south access route in a manner in keeping with the proposed park and recreation development in the Bath Creek area.
- Priority 3. Seek to have the State Highway Commission improve the arterial traffic flow throughout our County according to the following schedule:
- a) NC 32-NC 306 — four lane controlled access (Note: The proposed NC 32-NC 306 north-south access route is part of a regional proposal which calls for a four lane limited-access arterial highway running from US 13 south of the Chesapeake Bay Bridge-Tunnel, passing north of Elizabeth City, north of Hertford, east of Edenton, east of Plymouth, east of Washington, and east of New Bern, to connect with US 17 north of Jacksonville.).
 - b) US 264 — four lane controlled access from its interchange with NC 32-NC 306 west to Raleigh.
 - c) US 17 — improved two-lane (and some four lane near Washington) controlled access with a by-pass to US 264 east of Washington.
 - d) US 264 — improved two-lane controlled access from its interchange with NC 32-NC 306 to the Outer Banks.
 - e) NC 33 — improved two-lane controlled access from Aurora to Greenville.

The best manner in which to begin action on this priority matter probably would be for our County and the State Highway Commission mutually to adopt an official thoroughfare plan based upon the improvements listed above.

Our Plan presently is but an outline of ideas; ONLY YOUR ACTIVE SUPPORT CAN MAKE IT TOMORROW'S REALITY.

BEAUFORT COUNTY, NORTH CAROLINA LAND DEVELOPMENT PLAN

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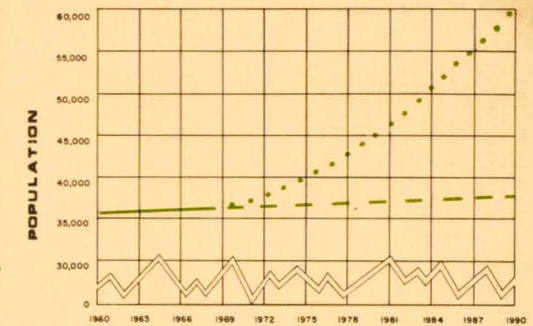
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ANTICIPATED POPULATION GROWTH

BEAUFORT COUNTY 1967-1987

— 1960-1966 POPULATION
- - - PROJECTION OF 1960-66 TREND
... EXPECTED GROWTH



BEAUFORT COUNTY

... our County, encompasses abundant water assets, vast timberland, rich agricultural land, valuable mineral deposits, and sturdy communities. These immense resources enrich the lives of each and every resident of our County; it would be a shame if ever they were despoiled.

In days gone by, little special attention need have been given to conserving the natural riches and beauty of our County. The amount of non-agricultural development in those days did not amount to much when compared with our County's great resources, hence there was little need for a formal resource conservation and development program.

Today, however, Beaufort County is on the threshold of an entirely new stage of development. This new development is likely to occur along at least the following four lines:

1. The phosphate deposits in our County already have begun to be tapped, and these operations may well double or triple in scale within the next ten years. While presently there is but one company actually engaged in mining and processing phosphate in Beaufort County, it is expected that by the turn of the century there probably will be between three and six firms mining and processing the phosphate rock in our County. These firms are expected to produce a total of between 12 and 18 million tons of phosphate rock annually. Most of phosphate will be used as fertilizer; however, part of it may be shipped to other areas of the country for industrial usage, and there is a possibility that some phosphate-based industrial chemicals eventually may be produced here in Beaufort County.

2. The existing trend in our County away from small farms toward large scale "industrial" farming, including processing operations, is practically certain to accelerate in the coming years. In the period 1959 to 1964, the number of farms over 500 acres in size increased by 13%, from 54 to 61; farms in smaller size categories decreased in number by varying percentages. During this same period, commercial farms with sales of \$10,000 and over increased 92%, from 307 to 590, and the average value per farm increased 94%, from \$17,022 to \$33,028. It will be these more efficient, more specialized, larger farm units that will have the advantage in the coming competition for the expanding farm product markets of the growing Eastern Seaboard Megalopolis (which even now sprawls from southern New Hampshire to Northern Virginia).

3. The advent both of a shorter work week and of an increased real income for a steadily expanding proportion of people in this country will focus greater attention upon the tremendous opportunities for recreational activities which exist in our County. Beaufort County is so located that a tremendous number of vacationers pass either through or near it. With proper development of its tourist industry potential, many of the people traveling south from the northern population centers and/or east to the Outer Banks could be induced to spend part of their time and money here in our County.

4. As future development occurs along the preceding lines, corresponding development will take place in the commercial activity in our County. While the particulars are too involved to include in this document, there appears to be a relatively solid growth trend at present in the retail trade, wholesale trade, and selected services categories of commercial activity in Beaufort County. Future development along other lines cannot help but increase both the solidity and the rate of commercial growth in our County in the years to come.

Granted, the full impact of such development as outlined above may be fifty years in coming; then again, it may take only ten, or less. The point is that, however long it takes, our County is going to develop to a significant degree along industrial and urban lines.

It would seem, therefore, that the basic concern of the people of our County should be to ensure that the coming development, with all its undoubted benefits, will not mindlessly ravage the countryside but will instead preserve as much as possible of the beauty and worth of our lands and waters.

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